

**RECOMMENDING COMMITTEE AGENDA**  
**RECOMMENDING COMMITTEE MEETING OF: JANUARY 3, 2006**

**- CALL TO ORDER**

**MINUTES:**

PRESENT: COUNCILMEMBERS TARKANIAN and ROSS

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, CHIEF DEPUTY CITY ATTORNEY VAL STEED, and DEPUTY CITY CLERK GABRIELA PORTILLO-BRENNER

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

ANNOUNCEMENT MADE - meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Bulletin Board, City Hall Plaza (next door to Metro Records)

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(4:01)

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

**NEW BILLS:**

Bill No. 2005-66 - Annexation No. ANX-9561 - Property location: On the southeast corner of Torrey Pines Drive and El Campo Grande Avenue; Petitioned by: Irvin Wright; Acreage: 0.70 acres; Zoned: R-E (County zoning), U (RNP) (City equivalent). Sponsored by: Councilman Steven D. Ross

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located on the southeast corner of Torrey Pines Drive and El Campo Grande Avenue. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (January 27, 2006) is set by this ordinance.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2005-66 and Location Map

**MOTION:**

**COUNCILMAN ROSS recommended Bill 2005-66 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILWOMAN TARKANIAN concurred.**

**MINUTES:**

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

CHIEF DEPUTY CITY ATTORNEY STEED said this item involves a routine annexation that was petitioned by the property owner. It is in order and recommended for approval.

No one appeared in opposition.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

(4:01 - 4:02)

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

**NEW BILLS:**

Bill No. 2005-67 - Authorizes the City Council, in accordance with State law, to adopt certain minor amendments to the General Plan without Planning Commission action and without limitation as to frequency. Proposed by: M. Margo Wheeler, Director of Planning & Development

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This bill will authorize the City Council to adopt certain minor amendments to the General Plan without Planning Commission action and without limitation as to frequency. The authorization for this bill comes from legislation enacted this past session by the Nevada Legislature. The types of amendments that qualify under the State legislation, and therefore under this bill, are those that reflect boundary corrections, agency name changes, and updates in statistical information.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2005-67

**MOTION:**

**COUNCILMAN ROSS recommended Bill 2005-67 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILWOMAN TARKANIAN concurred.**

**MINUTES:**

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

MARGO WHEELER, Director, Planning and Development, indicated that this bill adopts certain amendments, which include changing a jurisdiction's name, if necessary, and updating statistical information. These are non-substantive issues that would not require quarterly changes. The amendments are ministerial; therefore, staff requests approval.

No one appeared in opposition.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

(4:02 - 4:03)

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

**NEW BILLS:**

Bill No. 2005-68 - Amends the Land Use Element of the Las Vegas 2020 Master Plan, as well as the Centennial Hills Sector Plan, to include the "Traditional Neighborhood Development (TND)" land use category. Proposed by: M. Margo Wheeler, Director of Planning & Development

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Development of the Kyle Canyon Gateway area is intended to implement the concept of a "sustainable" self-contained community. No existing master-plan designation supports this kind of development. In response, a "Traditional Neighborhood Development (TND)" plan category has been developed to address the need. This bill will add the TND land use category to the Master Plan and the Centennial Hills Sector Plan.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2005-68

**MOTION:**

**COUNCILMAN ROSS recommended Bill 2005-68 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILWOMAN TARKANIAN concurred.**

**MINUTES:**

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

MARGO WHEELER, Director, Planning and Development, explained that this bill creates a new category that will allow a specific kind of development with different relationships of land uses to the infrastructure, particularly the street systems. It will allow for the opportunity to create a different type of specific integrated neighborhood development within the Northwest and in other areas of the City.

RUSSELL ROWE, Attorney, Kummer Kaempfer Bonner Renshaw and Ferrario, appeared on behalf of Focus Property Group and said that he had changes to suggest for Item 4, but was not certain whether those changes might also relate to this matter; therefore, he opted to speak under Item 3.

ATTORNEY ROWE continued and suggested the following additional language to Page 3, Section 2(4), Line 27: or more than one contiguous parcel if the parcels, which in aggregate exceed 80 acres, are separated only by streets, highways, or right-of-way. He explained that this language would address situations where there is an area exceeding 80 acres under one ownership that is separated by a street,

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**MINUTES - Continued:**

beltway, etc., and offered to show a map of Kyle Canyon where such a situation could occur. He noted that the Municipal Code does not define contiguous. CHIEF DEPUTY CITY ATTORNEY STEED thought there might be a definition under Title 19. ATTORNEY ROWE indicated that he could not find one.

MS. WHEELER deferred to CHIEF DEPUTY CITY ATTORNEY STEED and asked if adding the language "prior to dedication of roads or highways" would suffice to address the concern of Focus Property Group. CHIEF DEPUTY CITY ATTORNEY STEED confirmed with ATTORNEY ROWE that he was also talking about post dedications.

CHIEF DEPUTY CITY ATTORNEY STEED added that NRS defines contiguous, for purposes of annexation, excluding rights-of-way. He suggested starting with an amendment including ATTORNEY ROWE's suggested language. If given the flexibility, staff will create a definition for contiguous where necessary in the code and ensure that no other areas of the title are affected.

COUNCILMAN ROSS asked if the amendment would satisfy the needs of the City with regard to this new designation. MS. WHEELER responded in the affirmative, explaining that staff will work with CHIEF DEPUTY CITY ATTORNEY STEED to make sure the intent is met. The bill will still be published and forwarded to the Council. She noted that her only concern is consistency and that multiple existing developments do not combine together for purposes of the T-D District.

ATTORNEY ROWE apologized for presenting his suggestion so late in the process and for not conferring with staff before this meeting.

COUNCILWOMAN TARKANIAN asked if this matter should be held and brought back with an amendment. CHIEF DEPUTY CITY ATTORNEY STEED commented that the bill could be forwarded to the Council with an amendment capturing the full intent, which will be introduced at the appropriate Council meeting for consideration.

Before moving on to Item 4, CHIEF DEPUTY CITY ATTORNEY STEED verified that Bill No. 2005-68 would not require similar changes.

No one appeared in opposition.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

(4:03 - 4:13)

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**DEPARTMENT: CITY ATTORNEY**

**DIRECTOR: BRADFORD R. JERBIC**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

**NEW BILLS:**

Bill No. 2005-69 - Establishes the "Traditional Development" Zoning District. Proposed by: M. Margo Wheeler, Director of Planning & Development

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Development of the Kyle Canyon Gateway area is intended to implement the concept of a "sustainable" self-contained community. No existing zoning district supports this kind of development. In response, a "Traditional Development (T-D)" Zoning District has been developed to address the need. This bill will add the T-D Zoning District to the Municipal Code and establish standards and procedures applicable thereto.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

Bill No. 2005-69

**MOTION:**

**COUNCILMAN ROSS recommended Bill 2005-69 be forwarded to the Full Council with a "Do Pass" recommendation, as a First Amendment, incorporating the changes recommended by ATTORNEY ROWE and with authorization to staff to make the changes as necessary. COUNCILWOMAN TARKANIAN concurred.**

**MINUTES:**

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

CHIEF DEPUTY CITY ATTORNEY STEED asked that the comments made under Item 3 be incorporated into the record for Bill No. 2005-69. The motion for this matter should be: "Do Pass" as a First Amendment that incorporates the changes recommended by ATTORNEY ROWE, authorizing staff to make the changes as necessary.

No one appeared in opposition.

NOTE: The following discussion took place under Item 3 and is hereby incorporated, pursuant to the direction of CHIEF DEPUTY CITY ATTORNEY STEED:

MARGO WHEELER, Director, Planning and Development, explained that this bill creates a new category that will allow a specific kind of development with different relationships of land uses to the

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**MINUTES - Continued:**

infrastructure, particularly the street systems. It will allow for the opportunity to create a different type of specific integrated neighborhood development within the Northwest and in other areas of the City.

RUSSELL ROWE, Attorney, Kummer Kaempfer Bonner Renshaw and Ferrario, appeared on behalf of Focus Property Group and said that he had changes to suggest for Item 4, but was not certain whether those changes might also relate to this matter; therefore, he opted to speak under Item 3.

ATTORNEY ROWE continued and suggested the following additional language to Page 3, Section 2(4), Line 27: or more than one contiguous parcel if the parcels, which in aggregate exceed 80 acres, are separated only by streets, highways, or right-of-way. He explained that this language would address situations where there is an area exceeding 80 acres under one ownership that is separated by a street, beltway, etc., and offered to show a map of Kyle Canyon where such a situation could occur. He noted that the Municipal Code does not define contiguous. CHIEF DEPUTY CITY ATTORNEY STEED thought there might be a definition under Title 19. ATTORNEY ROWE indicated that he could not find one.

MS. WHEELER deferred to CHIEF DEPUTY CITY ATTORNEY STEED and asked if adding the language "prior to dedication of roads or highways" would suffice to address the concern of Focus Property Group. CHIEF DEPUTY CITY ATTORNEY STEED confirmed with ATTORNEY ROWE that he was also talking about post dedications.

CHIEF DEPUTY CITY ATTORNEY STEED added that NRS defines contiguous, for purposes of annexation, excluding rights-of-way. He suggested starting with an amendment including ATTORNEY ROWE's suggested language. If given the flexibility, staff will create a definition for contiguous where necessary in the code and ensure that no other areas of the title are affected.

COUNCILMAN ROSS asked if the amendment would satisfy the needs of the City with regard to this new designation. MS. WHEELER responded in the affirmative, explaining that staff will work with CHIEF DEPUTY CITY ATTORNEY STEED to make sure the intent is met. The bill will still be published and forwarded to the Council. She noted that her only concern is consistency and that multiple existing developments do not combine together for purposes of the T-D District.

ATTORNEY ROWE apologized for presenting his suggestion so late in the process and for not conferring with staff before this meeting.

COUNCILWOMAN TARKANIAN asked if this matter should be held and brought back with an amendment. CHIEF DEPUTY CITY ATTORNEY STEED commented that the bill could be forwarded to the Council with an amendment capturing the full intent, which will be introduced at the appropriate Council meeting for consideration.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

(4:13 - 4:15)

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CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**MINUTES:**

None.

(4:15)

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THE MEETING ADJOURNED AT 4:15 P.M.

Respectfully submitted:

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Gabriela Portillo-Brenner, Deputy City Clerk  
January 6, 2006